

## ATTACHMENT J8

# Fourth Cliff Family Recreation Area Water Distribution System

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# J8 Fourth Cliff Family Recreation Area Water Distribution System

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## J8.1 Fourth Cliff Family Recreation Area Overview

The Fourth Cliff Family Recreation Area is located in the Town of Humarock on the southern coastline of Massachusetts, 55 miles from Hanscom AFB. This 56-acre military resort contains cabins, camping areas, and day-use recreational facilities. The facility has a year-round staff of five that increases to 25 during the summer months. More than 100 guests use the facility on a daily basis during the peak summer season.

## J8.2 Water Distribution System Description

### J8.2.1 Water Distribution System Fixed Equipment Inventory

The Fourth Cliff Family Recreation Area water distribution system consists of all appurtenances physically connected to the distribution system from the point in which the distribution system enters the Installation and Government ownership currently starts to the point of demarcation, defined by the Right of Way. The system may include, but is not limited to, pipelines, valves, fire hydrants, storage facilities, exterior backflow devices, pumps, and meters. The actual inventory of items sold will be in the bill of sale at the time the system is transferred. The following description and inventory is included to provide the Contractor with a general understanding of the size and configuration of the distribution system. The Government makes no representation that the inventory is accurate. The Contractor shall base its proposal on site inspections, information in the technical library, other pertinent information, and to a lesser degree the following description and inventory. Under no circumstances shall the Contractor be entitled to any service charge adjustments based on the accuracy of the following description and inventory.

Specifically excluded from the water distribution system privatization are:

- Backflow preventers

#### J8.2.1.1 Description

The City of Marshfield, through a cooperative agreement with the Town of Scituate, supplies potable water to the Fourth Cliff Family Recreation Area from a Town of Scituate main located near the facility gate. A Town of Scituate water meter, located near the connection, meters water consumption. The potable water distribution system serves cabins and other structures, and recreational vehicle (RV) hookups.

No future major construction, maintenance, repair, or replacement projects are planned.

### J8.2.1.2 Inventory

**Table 1** provides a general listing of the major water distribution system fixed assets for the Fourth Cliff Family Recreation Area water distribution system included in the sale.

TABLE 1  
Fixed Inventory  
*Water Distribution Utility Fourth Cliff Family Recreation Area*

Item	Size (in.)	Quantity	Unit	Weighted Average Approximate Year of Construction
Ductile iron pipe				
	1	1,500	LF	1960
	1	100	LF	2000
	6	1,737	LF	1960
Cast iron gate valve				
	1	31	EA	1960
	6	10	EA	1960
Fire hydrants (4 ½-in. valve size)		6	EA	1960

EA = each  
in. = inch  
LF = linear feet

### J8.2.2 Water Distribution System Non-Fixed Equipment and Specialized Tools

**Table 2** lists other ancillary equipment (spare parts) and **Table 3** lists specialized vehicles and tools included in the purchase. Offerors shall field verify all equipment, vehicles, and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment, vehicles, and tools.

TABLE 2  
Spare Parts  
*Water Distribution System Fourth Cliff Family Recreation Area*

Qty	Item	Description	Make/Model	Remarks
No spare parts are included with the system to be privatized.				

**TABLE 3**  
Specialized Vehicles and Tools  
*Water Distribution System Fourth Cliff Family Recreation Area*

Qty	Description	Location	Maker
No specialized vehicles or tools are included with the system to be privatized.			

### J8.2.3 Water Distribution System Manuals, Drawings, and Records

**Table 4** lists the manuals, drawings, and records that will be transferred with the system.

**TABLE 4**  
Manuals, Drawings, and Records  
*Water Distribution System Fourth Cliff Family Recreation Area*

Qty	Item	Description	Remarks
1	Drawings	Fourth Cliff Recreation Area Cottage Replacement Drawings	Gale & Associates Inc. January 16, 2002

## J8.3 Specific Service Requirements

The service requirements for the Fourth Cliff Family Recreation Area water distribution system are as defined in the Section C, *Description/Specifications/Work Statement*. The following requirements are specific to the Fourth Cliff Family Recreation Area water distribution system and are in addition to those found in Section C. If there is a conflict between requirements described below and Section C, the requirements listed below take precedence over those found in Section C.

- The Contractor shall enter into a Memorandum of Understanding with the Hanscom AFB Fire Department for fire protection of all facilities included in the purchase of the utility. The MOU shall be completed during the transition period and a copy provided to the Contracting officer.
- The Contractor shall abide by Hanscom AFB fire protection and detection requirements. The utility system purchased by the Contractor may include facilities. These facilities may or may not include fire protection and detection systems. Where required by federal, state or local regulations, the Contractor shall maintain the fire protection and detection system for all facilities owned and operated by the Contractor. The Contractor shall permit Fire Department personnel access to their facilities to perform fire inspections and emergency response.
- The Contractor shall coordinate any change to the water distribution system that may affect fire protection with the Base Fire Department.

## J8.4 Current Service Arrangement

The City of Marshfield, through a cooperative agreement with the Town of Scituate, supplies potable water to the Fourth Cliff Family Recreation Area. Future projects planned for the Fourth Cliff Family Recreation Area may increase the total square footage of buildings by approximately 5 percent.

## J8.5 Secondary Metering

### J8.5.1 Existing Secondary Meters

**Table 5** provides a listing of the existing (at the time of contract award) secondary meters that will be transferred to the Contractor. The Contractor shall provide meter readings for all secondary meters IAW Paragraph C.3 and J8.6 below.

TABLE 5  
Existing Secondary Meters  
*Water Distribution System Fourth Cliff Family Recreation Area*

Meter Location	Meter Description
There are no secondary meters with the system to be privatized.	

### J8.5.2 Required New Secondary Meters

The Contractor shall install and calibrate new secondary meters as listed in **Table 6**. New secondary meters shall be installed IAW Paragraph C.13, Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Paragraphs C.3 and J8.6 below.

TABLE 6  
New Secondary Meters  
*Water Distribution System Fourth Cliff Family Recreation Area*

Meter Location	Meter Description
There are no required new secondary meters with the system to be privatized.	

## J8.6 Monthly Submittals

The Contractor shall provide the Government monthly submittals for the following:

1. Invoice (IAW G.2). The Contractor's monthly invoice shall be presented in a format proposed by the Contractor and accepted by the Contracting Officer. Invoices shall be submitted by the 25<sup>th</sup> of each month for the previous month. Invoices shall be submitted to:

Name: 66MSG/CEK  
 Address: 120 Grenier Street  
 Hanscom AFB, MA 01731-1910

2. Outage Report. The Contractor's monthly outage report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Outage reports shall be submitted by the 25<sup>th</sup> of each month for the previous month. Outage reports shall be submitted to:

Name: 66MSG/CEK  
 Address: 120 Grenier Street  
 Hanscom AFB, MA 01731-1910

3. Meter Reading Report. The monthly meter reading report shall show the current and previous month readings for all identified secondary meters. The Contractor's monthly meter reading report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Meter reading reports shall be submitted by the 15<sup>th</sup> of each month for the previous month. Meter reading reports shall be submitted to:

Name: 66MSG/CEK  
 Address: 120 Grenier Street  
 Hanscom AFB, MA 01731-1910

## J8.7 Water Conservation Projects

IAW Paragraph C.3, Utility Service Requirement, the following projects have been implemented by the Government for conservation purposes.

- There are no water conservation projects with the system to be privatized.

## J8.8 Service Area

IAW Paragraph C.4, Service Area, the service area is defined as all areas within the Fourth Cliff Family Recreation Area boundaries.

## J8.9 Off-Installation Sites

No off-installation sites are included in the sale of the Fourth Cliff Family Recreation Area water distribution system.

## J8.10 Specific Transition Requirements

IAW Paragraph C.13, Transition Plan, **Table 7** provides a listing of service connections and disconnections required upon transfer.

TABLE 7  
 Service Connections and Disconnection's  
*Water Distribution System Fourth Cliff Family Recreational Area*

Location	Description
There are no specific transition requirements with the system to be privatized.	

## J8.11 Government Recognized System Deficiencies

**Table 8** provides a listing of system improvements that the Government has planned. The Government recognizes these improvement projects as representing current deficiencies associated with the Fourth Cliff Family Recreation Area water distribution system. If the utility system is sold, the Government will not accomplish these planned improvements. The Contractor shall make a determination as to its actual need to accomplish and the timing of any and all such planned improvements. Capital upgrade projects shall be proposed through the Capital Upgrades and Renewal and Replacement Plan process and will be recovered through [Schedule L-3](#). Renewal and Replacement projects will be recovered through [Sub-CLIN AC](#).

**TABLE 8**

System Deficiencies

*Water Distribution System Fourth Cliff Family Recreational Area*

Project Location	Project Description
There are no Government recognized deficiencies with the system to be privatized.	